

## **DRAFT**

### **HAMP Meeting Summary for June 10, 2004**

1. The meeting was called to order at 6:17 P.M.
2. The CRC members dispensed with introductions due to the delayed meeting start.
3. The summary of the December 3, 2003 meeting was approved with the proviso that the CRC-developed land use alternative be included as part of the summary. (The approval was after the staff and consultant presentations)
4. Staff Presentation:

Michael Wyneken provided an overview of the activities that had taken place since the last CRC meeting, on December 12, 2003. He stated that the CRC, in the fall of 2003, gave staff fundamental direction for the HAMP. The CRC recommended preserving the environmental envelopes identified by staff and consultants (November 11, 2003 CRC). Additionally, the CRC formulated a conceptual land use plan for the HAMP which utilized the Desert Village (DV) Model of development. Staff built on this work in the spring of 2004.

Mr. Wyneken stated that the staff has worked closely with the Technical Advisory Team for the HAMP, which is composed of departments from city and county government, as well as the Arizona Department of Transportation, and local utility providers.

The draft policies embody five fundamental elements:

1. Incorporate the natural features of the land into the built environment as amenities
  2. Establish a comprehensive means of mobility across the HAMP
  3. Implement the Desert Village Model
  4. Provide a mix of housing types
  5. Plan, in advance, for public facility needs in the HAMP
5. Consultant Presentation:

Andy Laurenzi, Sonoran Institute (SI): Stated that SI, with support from the Lincoln Institute of Land Policy, in partnership with the City of Tucson, have brought the consulting firms of Clarion Associates and Economics Research Associates to assist in the HAMP by:

    1. Conducting a series of community case studies to glean lessons to be applied to the HAMP
    2. Completing a market assessment of the HAMP which includes assessment of the economic advantages of the DV Model,

infrastructure and services cost assessment, revenue stream estimate and an assessment of economic advantage

3. Developing new tools to allow the City to implement the HAMP

Mr. Laurenzi explained that their aim was to bring information into the planning process. He stated that larger scale master planned communities can take advantage of economies of scale, long planning horizons, and flexibility. He stated that HAMP will be a model for growth throughout Tucson, and that this project is ultimately about good planning and development.

Ben Herman, Clarion Associates, summarized the consultant's role in the project, which is to provide a reality check from a land use and market perspective. He stated that they want HAMP to be a realistic plan in terms of successful implementation and financial performance, and that the pattern of growth being promoted should reflect lessons learned from successful projects. He stated that a broader goal was to make sure that the State Land Department also adopted the plan.

Darcie White, Clarion Associates, provided an overview of the case studies project. Eleven communities across the west were studied. They chose representative western "edge city" locations in a variety of communities. The communities were chosen as models of successful master planned development, with elements of the DV Model, such as a mix of uses, a mix of housing types, an open space framework, and pedestrian and transit friendly design. Clarion studied each of the communities to assess market and economic performance objectives and town center projects.

Preliminary findings from the case studies – lessons for the HAMP – are:

1. Provide clear direction at the master plan level – the "big picture" framework
2. Allow flexibility within the framework, for example with density and the location of activity centers
3. Do not budge on the basic values of the HAMP, such as mix of uses, open space and pedestrian orientation and connectivity.
4. Remove the standards from the design standards to achieve consistency across development phases, while avoiding monotony
5. Respond to the market over time, without losing sight of the original vision by allowing flexibility within the vision.

Ben Herman, Clarion Associates, offered five themes for improvement in the draft HAMP document:

1. Provide a big picture context and objectives for the plan, and a clearly stated set of core values for the HAMP
2. Refine the organization of the policies
3. Build in more flexibility on the specifics of individual plan elements while maintaining core values

4. Clarify relationships between HAMP policies and private sector master plans
5. Strengthen and clarify links to the City's regulations and existing policy document.

Bill Anderson, Economics Research Associates, stated that the economic analysis for the HAMP is ongoing, however, he had reviewed the economic data from the case studies and he offered some initial observations. He stated that master planning could help sustain value and that values matured over time. Amenities were a key part of creating value. He stated that providing multiple and mutually supportive products such as entry housing, move up housing, and move down housing is important. This helps absorb land faster; single products take longer for the market to absorb. He stated that buyers are motivated to buy community or lifestyle and that they find housing that serves their needs. Open space, schools, and cultural uses can be components of this.

Mr. Anderson stated that the land values in the HAMP are much lower than those of the case studies. This has implications for the developers' opportunities to amenitize projects. The low land value will not support such an investment. Mr. Anderson acknowledged that the preservation of open space within the HAMP for drainage, as well as open space and recreation, might offer a good opportunity to provide a significant amenity in an affordable manner, because restricted development in the regulated floodplain is already factored into land cost.

Mr. Anderson also stated that there is limited demand for vertical uses at this point. He suggested that 2 to 4 stories in the town center may be more reasonable in the nearer term. He stated that phasing is important, and flexibility provides the opportunity to respond to changing markets. He stated that commercial districts might only be a few blocks long initially, but could grow over time. He also pointed out that while flexibility in phasing is important, it shouldn't preclude the vision for final buildout.

Chris Duerksen, Clarion Associates, offered findings regarding the implementation of the HAMP. Mr. Duerksen had reviewed the City's existing Land Use Code, Design Guidelines Manual and the Development Standards Manual, and he found that:

1. The development concepts and standards in the HAMP are not addressed in the current City regulations and standards
2. There are overlaps and inconsistencies between the HAMP and existing regulatory documents
3. There are contradictions between the HAMP standards and guidelines and existing regulations and guidelines.

Mr. Duerksen stated that staff needs to clarify goals on which changes to existing documents can be based. He suggested that developing new codes and guidelines

for the HAMP may be a better approach than attempting to amend existing regulatory documents.

6. After the conclusion of the consultants' presentations, the CRC and the audience members were invited to make comments on the plan policies, the components of the plan and the consultants' comments. The comments were recorded on flip charts and are presented below. The comments have been grouped into general categories to clarify areas of concern, support, etc.

#### HAMP Document

- Support for DV Model
- CRC has been supportive of ideas being put forth by consultants
- Gross density needs work – need to define what it is
- The HAMP is using the language from the Parks and Recreation 2010 Strategic Plan which is not adopted. That language is different from the current adopted P&R language which causes confusion
- Confusion regarding locations of waste receptacles in village centers

#### Environment and Wash Issues

- Wash treatment – Lennar rezoning
- Wash protection/infrastructure need to work together
- Environmental impact – general concerns about the impact of all the additional people, development, autos, pollution, etc.
- Saguaro National Park is concerned about impacts of development. Supports reserving/protecting washes

#### Parks and Recreation

- Fantasy Island Preservation
- Getting parks more up front, avoid park deficits
- Need adequate active parks/open space
- Collocation of community park and mid/K-8 in village centers is cause for concern because some collocation situations result in the park not being available to the public because the school is using it for school activities

#### Transportation and Infrastructure

- Several property owners who would potentially be directly impacted by the proposed Desert Village Parkway, along the Pantano Wash, expressed concern and opposition to the parkway. Mr. John Pucillo submitted written comments which are attached to this summary.
- Those land owners voiced a variety of concerns:
  - They were never notified about the proposed road until shortly before the meeting
  - The proposed road will go through their properties causing the loss of homes and other buildings, as well as the peace and quiet they currently enjoy

- The parkway and the associated river park along will destroy the environment and is not attractive to pedestrians. People out there want to enjoy the natural beauty of the Pantano
- Sense of Community here
  - Keep desert wild and free as possible
  - Consider folks already here
- The road and the river park will cut off the wildlife corridors from the Pantano into the area
- Mr. Wyneken offered to meet with the property owners to discuss the roadway
- Today's transportation issues, as well as those of the year 2030 should be addressed
- Keep schools off arterials because they cause too much congestion
- Concern about whether there is going to be a greater emphasis on alleys in the HAMP
- Concern about the placement of Wastewater Treatment facility - inside or out of HAMP?
- Concern about solid waste facility location

#### Economics

- Plan needs economic reality
- Concerns about neighborhood level commercial viability
- Small business need needs to be within walking distance
- Allow flexibility in siting small business – need to help the small mom and pop stores with creative planning

#### HAMP Implementation Issues

- Need a new code for HAMP, allow projects to develop individual standards
- Existing codes are inadequate
- Re-do the existing code it is too long
- HOA may adopt CC&R's that may contradict HAMP goals, how can that be dealt with

#### Master Planned Communities (MPC)

- MPC developed by large, sophisticated companies, requiring massive investment
- MPC development will require a higher level of developer than Tucson is accustomed to
- MPC needs confidence between all parties – developers, community, City, etc.
- MP Developer will provide many private controls and standards to protect project, which requires a different approach than what we use today
- Size of ASLD disposition will have major impact on HAMP development. No decision has been made at this time as to what the size of any disposition will be

- Who will buy land? That is a big concern.

#### HAMP Process

- Concern about missing CRC Members – only about ½ of the committee showed for the meeting
- Get policies redrafted – addressing issues raised by consultants, CRC & public prior to setting next meeting

After completion of the discussion, Mr. Wyneken stated the July 7, 2004 meeting of the CRC would be cancelled and once the consultants' comments have been addressed and the implementation tools issues have been resolved, the next CRC meeting will be scheduled.

The meeting was adjourned at 8:30 P.M.